Miss L. Forman,
Planning Officer,
Hinckley & Bosworth Borough Council,
Council Offices,
Argents Mead,
Hinckley,
Leicestershire. LE10 1BZ.

Your ref: 09/00573/REM

Our ref: AGC/JW/HBBC9

24th August, 2009

Dear Miss Foreman,

PROPOSED AGRICULTURAL DWELLING - SPINNEY BANK FARM, HIGHAM LANE, STOKE GOLDING - MR. K. THORPE

I refer to your letter dated 3rd August, 2009 together with enclosures showing the proposed dwelling on this application site. I now comment as follows:-

1. The application is a reserved matters application following the granting of outline consent for a dwelling by the Planning Inspector Mr. Berkley in his Decision Letter dated 8th July, 2008.

2. The application site is part of a 3.25 hectare (8 acre) site which is owned by the Applicant on which a comprehensive set of modern farm buildings have been constructed to service the overall holding which includes various areas of land farmed on farm business tenancies, grasskeeping etc.

3. The proposed dwelling has a gross external floor area of 251 square metres (2700 square feet) and is a large four bedroomed dwelling, which I consider is not commensurate with the established functional requirement and therefore does not comply with paragraph 9 of Annex A to PPS7.

4. In the Informal Hearing the Applicant suggested the dwelling may have a floor area of 175 square metres in total over the two levels, and that was the basis on which the Inspector gave his Decision.

Cont/d.....

5. The Inspector in allowing the Appeal took into account the personal savings of the Applicant and also the fact that he would undertake some of the construction work himself thereby reducing the cost of building the dwelling, and also the financial burden on the farm business, however, his decision was based on a build cost of £100,000 which would give a cost of approximately £400 per square metre for this proposed dwelling which is approximately one third of the actual cost of constructing this dwelling.

In conclusion, I ADVISE that the proposed dwelling is a large four bedroomed farmhouse which is not commensurate with the functional requirements of this holding, which comprises only 3.25 hectares of owned land, and the profits from the agricultural enterprise are unable to sustain the cost of such a large dwelling on this site.

I trust the above will assist you to determine this application however should you require any further information or advice on the agricultural aspects of the application would you please contact myself on 01664 813706.

Thank you for your instructions in this matter.

Yours sincerely

A G Coombe MRICS FAAV
Sanham Agricultural Planning Limited